

MONTGOMERY COUNTY WATER CONTROL AND
IMPROVEMENT DISTRICT NO. 205

NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a regular meeting at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas 77056, said address being a meeting place of the District. The meeting will be held on **Wednesday, August 19, 2026, at 11:00 a.m. Members of the public may attend the meeting via telephone conference by dialing +1 469-998-7488, and entering pin 920924445#.** The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Public comments and distribution of correspondence addressed to the Board of Directors;
2. Review and approve minutes of July 15, 2026, Board of Directors meeting;
3. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending August 31, 2026, and authorize acceptance of TEC Form 1295;
4. Bookkeeper's Report, including: (a) authorizing the payment of invoices presented, and (b) adoption of operating budget for fiscal year ending August 31, 2027, a draft of which is attached hereto as Exhibit A;
5. Tax Assessor-Collector's Report;
6. Review and approval of Amended and Restated Agreement for Services of Tax Assessor-Collector with BLICO, Inc. d/b/a Bob Leared Interests; authorize acceptance of related TEC Form 1295;
7. Report and legal action taken by the District's delinquent tax collections attorney, and authorizing foreclosure proceedings, installment agreements, and the filing of proofs of claim;
8. Receive the Financial Advisor's recommendation concerning the District's proposed 2026 tax rate, determine intended tax rate, and authorize:
 - (a) the required notice that the Board will consider adoption of a tax rate; and
 - (b) the means of providing such notice;
9. Engineer's Reports, including:
 - a. Authorize the design, advertisement for bids and/or award of construction contracts or concurrence in the award of a contract for the construction of water, sanitary sewer and drainage facilities within the District;
 - b. Status of construction contracts, including the approval of any change orders and/or acceptance of facilities for operation and maintenance purposes; and

- c. Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District;
10. Developer's Report;
 11. Drainage Facilities Maintenance Reports from Champions Hydro-Lawn, and TexaClean Services, and Berg-Oliver;
 12. Amendment of Annual Maintenance Schedule for Woodson's Reserve Channel;
 13. Off Cinco report;
 14. Ratify filing of Local Government Bond, Tax, and Project Database report with Texas Comptroller of Public Accounts pursuant to Section 403.702, Gov't Code;
 15. Attorney's Report; and
 16. Matters for placement on future agendas.



SCHWARTZ, PAGE & HARDING, L.L.P.

By: Diana Miller : CJ
Diana Miller
Attorneys for the District

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.

Exhibit A

Proposed Budget

Montgomery County WCID No. 205 - Fiscal Year End 08/27

	Ten Months Actuals 09/25 - 06/26	Twelve Months Annualized FYE 08/26	Approved 2026 Budget	Proposed 2027 Budget
Revenues				
14301 · Maintenance Tax Collections	653,274	663,572	614,200	793,600
14801 · Interest Earned on Checking	104	124	100	100
14802 · Interest Earned on Temp. Invest	4,341	5,210	3,000	3,000
14901 · Developer Advance	60,000	60,000	180,133	163,371
Total Revenues	\$717,719	\$728,906	\$797,433	\$960,071
Expenditures				
16403 · Drainage Channel Maintenance	54,670	65,604	56,200	67,600
16404 · Drainage Channel Mowing	118,842	142,610	94,500	140,712
16405 · Woodson's Gully Maintenance	318,100	318,100	451,000	541,000
16406 · SWQ Feature	0	0	1,800	0
16703 · Legal Fees	79,333	95,200	81,200	81,200
16705 · Auditing Fees	17,000	17,000	17,000	18,000
16706 · Engineering Fees	19,101	22,921	16,700	16,700
16709 · Election Expense	1,502	1,502	10,000	0
16710 · Website Hosting	5,733	6,879	0	7,100
16712 · Bookkeeping Fees	37,415	44,899	39,900	47,100
16714 · Printing & Office Supplies	1,968	2,362	2,200	2,400
16715 · Filing Fees	853	1,024	200	1,100
16716 · Delivery Expense	632	758	1,000	800
16717 · Postage	50	60	100	100
16718 · Insurance & Surety Bond	3,126	3,126	3,500	3,500
16719 · AWBD Expense	1,420	1,704	0	5,000
16721 · Meeting Expense	3,807	4,569	4,100	4,700
16722 · Bank Service Charge	71	85	100	100
16723 · Travel Expense	291	349	100	400
16724 · Publication Expense (SB 622)	2,344	2,344	1,000	2,300
16728 · Record Storage Fees	367	440	459	459
16731 · Arbitrage Analysis	1,100	1,100	1,100	1,100
17101 · Payroll Expenses	9,653	11,584	13,260	16,800
17102 · Payroll Administration	500	600	0	600
17103 · Payroll Tax Expense	738	886	1,014	1,300
17802 · Miscellaneous Expense	0	0	1,000	0
Total Expenditures	\$678,617	\$745,706	\$797,433	\$960,071
Net Excess Revenues <Expenditures>	\$39,102	(\$16,800)	\$0	\$0

Exhibit B
Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** August 2026	Proposed Budget Fiscal Year Ending** August 2027	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$1,795.43	\$1,903.16	\$1,795.43

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.25 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operation and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.